BARNSLEY
Metropolitan Borough Council

Planning and Building Control
Economic Regeneration - Place Directorate
Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

Application for listed building consent for alterations, extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Steve	Surname:	Burdin
Company name:					
Street address:	53 Wharfedale Road				
	Gawber			Telephone number:	
				Mobile number:	
Town/City:	Barnsley			Fax number:	
Country:	South Yorkshire			Email address:	
Postcode:	S75 2LJ				

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed works:

Proposals are to make safe and water tight certain elements of the current structure.

A partially collapsed tower, loose masonry & water ingress into rubble filled cavity wall are causing deterioration to the building.

Our proposals are:

* To use the original stone work that has fallen from the building, to partially rebuild the tower - making it safe and less likely to suffer further deterioration.

* Carry out lime-pointing and stitching to external facades.

* Reintroduce a temporary roof covering to both roofs - roof covering will be recessed from public view, and will essentially be installed to prevent further water ingress into the wall cavity, which will reduce the amount of fill currently being 'washed out'. Temporary roof structure will be timber decking and high performance felt, recessed from view, and providing a fast & cost effective, short to medium term solution.

* 1st floor flooring joists & T&G floor to be re-introduced into existing pockets, to allow for access for on-going maintenance to this level.

* Reopening of existing weirs, to allow for sufficient drain-off from the roof structure.

* Proposed period sympathetic, cast-iron spiral staircase to main tower, to meet up and join existing stone staircase - to aid improved future access for maintenance.

Has the work already started? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Hoyland Lowe Stand

Street address: Hawshaw Lane

Hoyland

Town/City: BARNSLEY

Postcode: S74 9NJ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 436319

Northing: 400975

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? (•) Yes ( ) No

If Yes, please describe and include the planning application reference number(s), if known:

Previous planning application was approved.

This was submitted on 02/10/2012.

Application number may have been 12_0916.

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr | First name: Tony | Surname: Wiles

Reference: Hoyland Lowe Stand

Date (DD/MM/YYYY): 01/11/2016 (Must be pre-application submission)

Details of the pre-application advice received:

BMBC Design & Conservation Officer - input into urgent repairs required to halt the rapid decay and deterioration of the structure.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? (•) Yes ( ) No

If Yes, please provide details:

Petition for saving the stand raised over 1,400 local signatures in 2007 - this was by paper form only, and not digitally. It is estmated this figure would be at least doubled if repeated due to the digital era and social media outlets now present.

On-going public consulation since 2009 has given 100% psotive support - via website www.lowe-stand.org.uk

Local community events & galas attended for over 9 years, averaging around a minimum of 10 a year, to keep local awareness going and help raise funds, whilst gathering feedback - locally & regionally.

7. Neighbour and Community Consultation

Dearne Valley Landscape Partnership - have worked alongside the established organisation to increase awareness on local events and also information given out regonally.

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External Walls - description:

Description of *existing* materials and finishes:

External walls are constructed of local, rough sand stone. The majoirty of the main building is intact, and mortar joints are reasonable - mortar is of a lime mix, approx. 1:1:6.

Description of *proposed* materials and finishes:

The remains of the partially collasped tower have been gathered and sorted through. Rebuilding of this section will take place with the orginal stonework, finished in a 1:1:6 lime mortar mix to also match existing.

Floors - description:

Description of *existing* materials and finishes:

1st floor no longer exists. Joist pockets remain, with small sections of original timber joistwork still bedded in.

Description of *proposed* materials and finishes:

To aid future access for maintenance, it is proposed that treated C24 Grade joists are re-introduced into the exsiting pockets, and bolted into place (as per plans). These will be spanned by C16 joists, which will then take a 22mm T&G timber floor. By using structural graded timber, the project uses materials nearest to the original feature, and also allows for simpler installation methods, which will reduce the CO2 output of the project (i.e.crane usage not required).

Rainwater goods - description:

Description of *existing* materials and finishes:

Existing weir openings to be cleaned out, and re-used. Where tower is to be re-built, weirs to match existing require re-introduction.

Description of *proposed* materials and finishes:

Weirs to be as per existing - cleaned out and have Code 4 lead linings added to aid water run-off, away from the masonry below.

Roof covering - description:

Description of *existing* materials and finishes:

Existing roof structure and coverings are no longer present - lost to wear & tear over 50+ years ago. Historic images show main roof to be of a flat recessed nature, covering unknown. The tower roof will have been stone slate, onto timber battens. Again, no longer present.

Description of *proposed* materials and finishes:

Proposed roof is more of a temporary nature, to help protect the rest of the building from water ingress, which is increasing deterioration of the overall building. Using C16 timber joists , into existing pockets, and timber decking, a 3-part high performance roof covering will be introduced to both roof structures. Both roofs will be recessed from the top leading edge of the stonework, by approx. 300-500mm - therefore remaining out of public view, but essentially providing the required protection.

Windows - description:

Description of *existing* materials and finishes:

No windows currently exist - majority of openings have been closed using stonework. Others not closed have been secured with temporary metal sheeting bolted over.

Description of *proposed* materials and finishes:

To brick-up remaining window openings with existing stone, but leaving reveals in-situ so the windows can be re-opened in the future. This will ensure the building is secure and watertight further.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawing No.001 - Existing & proposed plans, elevations, section & site plan show further details.

10. Demolition

Does the proposal include total or partial demolition of a listed building? ○ Yes ◉ No

11. Listed building alterations

Do the proposed works include alterations to a listed building? ◉ Yes ○ No

If Yes, will there be works to the interior of the building? ◉ Yes ○ No

Will there be works to the exterior of the building? ◉ Yes ○ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ○ Yes ◉ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ○ Yes ◉ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/ drawing(s).

State references for these plan(s)/drawing(s):

Drawing No.001 - showing existing & proposed plans, elevations, section and site plans.

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ○ Don't know ○ Grade I ○ Grade II* ◉ Grade II

Is it an ecclesiastical building? ○ Don't know ○ Yes ◉ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ○ Yes ◉ No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

15. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Title: Mr First name: Steve Surname: Burdin

Person role: APPLICANT Declaration date: 15/01/2018 ☑ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☑ Date 15/01/2018